

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, August 20, 2015, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Ms. Jackson, Mr. Serafin, Mr. Walker, Ms. Schroth
ABSENT: Vice Chairman Bandyke, Ms. Elgin
STAFF: Josh Crump, Erick Moore, Carolyn Barrett
VISITORS: Lawton Saunders, Benjamin Butler

APPROVAL OF MINUTES:

Chairman Rockwood called for corrections or additions to the minutes of August 6, 2015. Mr. Walker made a motion to approve the minutes as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 5-0.

CONSENT AGENDA:

None.

NEW BUSINESS:

BAR 15-466 Request of Roger U. Delauter Jr. for a Certificate of Appropriateness to add a window to the south side and remove deck and stairs from the rear side and replace with new deck at 126 North Washington Street.

Mr. Saunders presented the plan for the new deck. There is an old, enclosed sleeping porch at the rear of the building. It is deteriorating and the steps need to be replaced. A window that matches the other windows will be added in. The project is not really visible from the public right-of-way.

Ms. Schroth asked if the house had been for sale. Mr. Saunders said he was not involved in that but the project may be involved in the contract.

Mr. Serafin asked what would be holding up the upper porch. Mr. Saunders said it will be cantilevered, no posts. Mr. Walker asked how deep the first floor porch would be. Mr. Saunders said 8-10 feet with posts.

*Mr. Serafin made a motion to approve **BAR-15-466** as submitted. Mr. Walker seconded the motion. Voice vote was taken and the motion passed 5-0.*

OLD BUSINESS:

BAR 15-374 Request of Benjamin Butler for a Certificate of Appropriateness to replace windows at 234 Amherst Street.

Mr. Butler brought a sample window to show the board. He said he had done some research on the Department of the Interior guidelines and could not find anything that said vinyl windows were not allowed. He gave some examples of window replacements done in other cities and some projects within the Historic District of Winchester.

Chairman Rockwood said the Board is aware of the controversies involving vinyl windows. However, the three properties in the City that Mr. Butler spoke about did not come before the Board. They were tax credit cases and went through the Department of Rehabilitation in Richmond, VA. The guidelines that the City uses are very clear about original materials being preferred in all aspects of historical renovations. Mr. Crump added that there were certain things that can be administratively approved but windows, roof treatments etc. must come before the Board. Paint colors and other items can be approved by the Zoning Administrator but he must follow the same guidelines as the Board.

Mr. Butler said the window he had chosen was annealed on the outside and if you tried to remove the finish, it would destroy the window. He would follow the same pattern as the windows already in the house. The Board members examined the window and discussed the finish. Mr. Serafin said the window seemed to be covered with a composite material, not wood or paint. Mr. Walker said the name alone indicated it was fiberglass or composite material. He did not know how close to vinyl the covering was. Chairman Rockwood said it was not paint. The other members said there are types of windows that are painted or have a baked enamel finish. Chairman Rockwood asked Mr. Butler if he had looked at the K-Kron windows they had mentioned previously. There was discussion about different types of finishes available and manufacturers.

Chairman Rockwood noted that the Board has been consistent with its guidelines even though there have been repeated issues with vinyl windows. Until there is another set of guidelines, they will continue to use what is currently required. Mr. Walker said the efficiency and maintenance criteria can be found in wood windows with a painted finish. There was further discussion about the guidelines and how substitute materials age differently than natural materials.

*Mr. Serafin made a motion to table **BAR-15-374** until a further submission of windows. Ms. Jackson seconded the motion. Voice vote was taken and the motion passed 5-0.*

DISCUSSION:

None.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:37pm.